Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

24 OVERALL DRIVE SKYE VIC 3977

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or ran betwe		&	\$739,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$765,000	Property type	House	Suburb	Skye		

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
20 OVERALL DRIVE SKYE VIC 3977	\$720,000	24-Jul-23
7 HOOPER DRIVE SKYE VIC 3977	\$740,500	17-Oct-23
1 JOHN MONASH DRIVE SKYE VIC 3977	\$740,000	08-Jan-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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Source



Corelogic

consumer.vic.gov.au

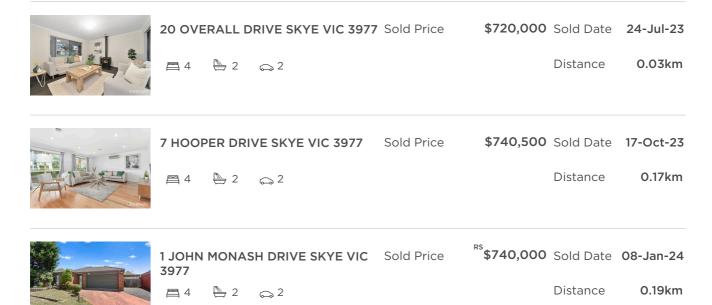


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RS = Recent sale UN = Undisclosed Sale

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